

137907

BOOK 198 PAGE 442

Return Address: George and Susan Gross
P.O. Box 670
Cascade Locks, OR 97014

FILED
SKAL
BY Susan Gross

APR 18 3 47 PM '00

GARY H. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Letter Amendment to Director's Decision NSA-99-50

APPLICANT: George and Susan Gross

GRANTEE: Skamania County

FILE NO.: NSA-99-50

REFERENCE NO.: Director's Decision for NSA-99-50, recorded in Book 198, Page 435, Auditor's file # 137906, recorded on 18th day of April, 2000.

PROJECT: Barn and deck reconstruction, construction of a new deck and an addition to an existing home, conversion of a carport into a three car garage with a room above the garage, additional stall to existing barn, wood siding to the home, window replacement, increase in width of driveway and removal of trees.

LOCATION: 941 Orchard Lane, in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-1400.

LEGAL: See attached page #4.

ZONING: General Management Area, Large-Scale Agriculture (Ag-1)

Supervisor
Reviewed by
Auditor
Noted
Filed

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File: NSA-99-50 (Gross) Amended Director's Decision
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March 15, 2000

Dear Mr. and Mrs. Gross:

The Planning Department issued a final Director's Decision on January 4, 2000 for the above referenced application. However, subsequent to that date, you requested a minor alteration to that decision to allow for the repair of current fencing, construction of new fencing and construction of a horse corral off of the newly approved barn. See attached site plan showing the additional requests. Repairing of the existing fence is an allowed use as long as the applicants replace the existing fence with the same materials, of the same size and in the same location.

You have indicated that the new fencing will be constructed of 4 strands of barbed wire fencing to contain your colts and mares, and the proposed corral would be constructed of wood fencing. Steve Manlow, wildlife biologist for the Department of Fish and Wildlife was consulted about your request as your property is within Deer and Elk Winter Range and specific fencing requirements do apply. However, he commented that the proposed amendment would not conflict with sensitive wildlife resources. If the proposed fencing will exceed six feet in height or the corral is covered, a building permit will have to be applied for.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." I have determined that the proposed request constitutes a minor change, therefore, the original decision shall be amended to allow the applicants to construct the new fencing, horse corral, repair/reconstruction of the existing fencing and a new wire divider fence in the pasture.

Also, an additional condition of approval shall state:

- 11) If the proposed fencing or corral exceeds six feet in height then the applicant shall be required to apply for a building permit.

All of the original conditions in the Director's Decision are still valid and shall be complied with. This amendment does include a 20 day appeal period (see below). Also, as a reminder, this letter amendment and the original decision must be recorded at the County Auditor's office with legal descriptions attached prior to issuance of any building permits.

If you have any further questions, please call (509) 427-9458.

Sincerely,



Branin Burdette
Associate Planner

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NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 4/4/00. Notice of Appeal forms are available at the Department Office.

WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

EXHIBIT "A"

The South Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter and the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, all in Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Gary M. Martin, Skamania County Assessor

SUBJECT TO:

Date 2/28/99 Period 03 10 15 00 14 00 00
HO

Taxes for the year 1999: \$12,537.26 Balance Unpaid \$768.63
Fire Patrol for 1999: \$15.44 Balance Unpaid \$7.72
Parcel No. 03-10-15-0-0-1400-00

Rights of the public in and to that portion lying within road.

Easement for road, including the terms and provisions thereof, recorded February 19, 1913 in Book O, Page 227.

Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded July 7, 1980 in Book 78, Page 197, in Auditor File No. 98937, Skamania County Deed Records.

941 Orchard Lane
Underwood WA 98651

George E. & Susan J. Gross
PO Box 670
Cascade Locks OR 97014-0670
509-427-7911 until 8-30-99
509-493-1113 after 8-30-99
541-374-8134 work (Sue)

AMENDMENT 1-25-00

Project description: Describe your proposed project including details on use, size, height, color, and construction materials of all structures.

The proposed project would consist of

1. Repair/reconstruction of the fencing on the south side of the property
2. Repair/reconstruction of the pasture fencing that runs parallel with the property
3. New fencing from the barn on the north side of the property 100' and 85' west to the property line that faces Orchard Lane
4. New wire divider fence in pasture
5. Horse corral off equipment barn-see site map

Commentary:

Upon receiving the first application back from the Skamania County Planning & Community Development, Director's Decision, we noted under conditions of approval that it was requested that we submit a "new" National Scenic Area application that proposed new fencing. We have also noted section C. Fences in Deer and Elk Winter Range, i.e., section b i through iv.

We currently have 3 horses and a cow. Two of the horses are geldings standing over 16 hands. The other horse is a stud colt which requires a minimum of 48", 4 strands of barbed wire fencing based on Washington State Law. We are planning to breed with our stud. The fencing would be necessary to keep the stud from the mares and separate the mares to keep them from fighting. The wooded corral would be necessary to keep the stud in and other keep horses and people safe.

Since this property has been zoned agricultural we intend on using the property for agriculture. This property has been hayed for several years and we intend on haying the property to help feed our livestock. The divider fencing is necessary to manage the amount of feed the animals receive.

941 Orchard Lane

house - approx. 1800 sq. ft.

proposed: repair/reconstruct fencing as noted; add a new wooden fence as noted;
add a wooden horse corral as noted; add a divider fence as noted
* see attachment & commentary

MAP SCALE IN ET AS SHOWN ON PAGE 1

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